152.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,249,500 / 1,249,500
					USE VALUE:	1,249,500 / 1,249,500
					ASSESSED:	1,249,500 / 1,249,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAFFEY ROSE M/TRUSTEE
Owner 2:	7 PARK CIRCLE NOMINEE REALTY
Owner 3:	TRUST
Street 1:	7 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GAFFEY ROSE MARIE -
Owner 2:	-
Street 1:	7 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .437 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1895, having primarily Vinyl Exterior and 2976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19020.000	451,600	5,400	792,500	1,249,500
Total Card	0.437	451,600	5,400	792,500	1,249,500
Total Parcel	0.437	451,600	5,400	792,500	1,249,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.86 | /Parcel: 419.86

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100777
GIS Ref	
GIS Ref	
Insp Date	07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	451,600	5400	19,020.	792,500	1,249,500		Year end	12/23/2021
2021	101	FV	437,800	5400	19,020.	792,500	1,235,700		Year End Roll	12/10/2020
2020	101	FV	437,800	5400	19,020.	792,500	1,235,700	1,235,700	Year End Roll	12/18/2019
2019	101	FV	338,100	5700	19,020.	743,000	1,086,800	1,086,800	Year End Roll	1/3/2019
2018	101	FV	349,100	5700	19,020.	614,200	969,000	969,000	Year End Roll	12/20/2017
2017	101	FV	349,100	5700	19,020.	564,600	919,400	919,400	Year End Roll	1/3/2017
2016	101	FV	349,100	5700	19,020.	515,100	869,900	869,900	Year End	1/4/2016
2015	101	FV	329,700	5800	19,020.	505,200	840,700	840,700	Year End Roll	12/11/2014

!11916!

PRINT

Date	Time
12/30/21	13:23:38

LAST REV

Date	Time
08/20/18	13:46:34
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11916

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAFFEY ROSE MAR	67860-316		8/23/2016	Convenience	1	No	No		
GAFFEY EDWARD J	66981-122		3/25/2016	Convenience	1	No	No		
	12524-266		9/19/1973		48,000	No	No		N

USER DEFINED

Prior Id # 1:	100777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2013	632	Re-Roof	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Measured	372	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19020		Sq. Ft.	Site		0	80.	0.52	9									792,480						792,500	

Total AC/HA:	0.43664	Total SF/SM:	19020	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	792,480	Spl Credit		Total:	792,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00282252
Const Adj.:	0.99989998
Adj $ / SQ:	130.354
Other Features:	106000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613610
Depreciation:	161993
Depreciated Total:	451617

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

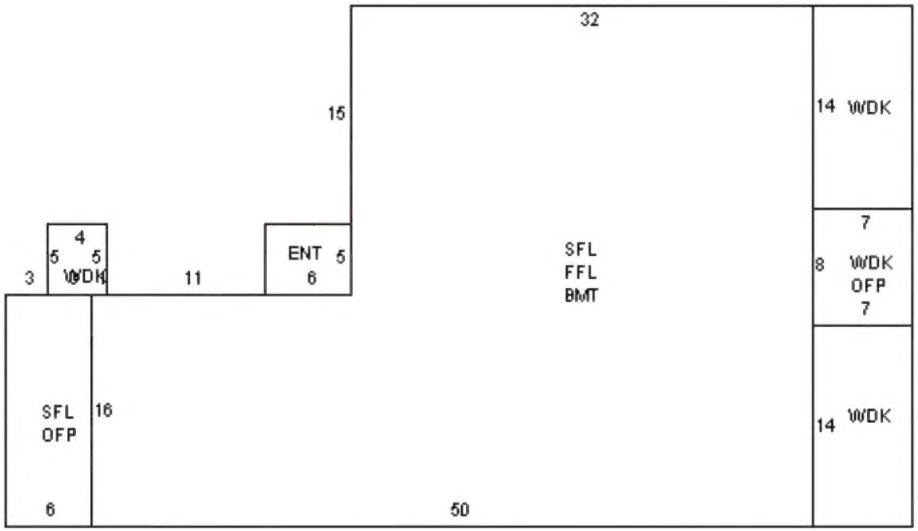
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.39
Special Features:	0	Val/Su Net:	92.73
Final Total:	451600	Val/Su SzAd	151.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,536	130.350	200,224
BMT	Basement	1,440	39.110	56,313
FFL	First Floor	1,440	130.350	187,710
WDK	Deck	272	9.680	2,632
OFP	Open Porch	152	27.350	4,158
ENT	ENTRY	30	26.400	792

Net Sketched Area:	4,870			Total:	451,829
Size Ad	2976	Gross Area	4870	FinArea	2976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

152.0-0006-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1983	0.00	T	28.8	101						
A2	WOOD SHD	D	Y	1	8X16	A	AV	1983	7.56	T	28.8	101			700			700
19	Patio	D	Y	1	17X30	A	AV	1983	2.99	T	28.8	101			1,100			1,100
19	Patio	D	Y	1	18X30	A	AV	1983	2.94	T	28.8	101			1,100			1,100
2	Frame Shed	D	Y	1	8X12	A	AV	1983	0.00	T	28.8	101						
19	Patio	D	Y	1	32X30	A	AV	1983	2.64	T	28.8	101			1,800			1,800
22	Wood Deck	D	Y	1	8X8	A	AV	1983	16.00	T	28.8	101			700			700

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400